



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 VANTAGE Drive, Cochrane T4C3G3**

MLS®#: **A2186512**      Area: **Greystone**      Listing Date: **01/09/25**      List Price: **\$699,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,134 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,809**  
 Low Sqft:  
 Ttl Sqft: **1,809**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Washer**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`7" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>15`1" x 10`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 9`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 9`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`1" x 13`5"</b>

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-MX**

Legal Desc: 2311342

Remarks

Pub Rmks: **Welcome to the new community of Greystone! This is the the perfect home for families looking for a welcoming and cozy lifestyle. This stunning three bedroom home with an attached double car garage features tons of natural light. The Main Floor has a chic Kitchen with a great appliance package, white cabinets with sleek black hardware and beautiful quartz countertops, nice size island, Nook and Family Room. There is also a deck that spans the entire width of the house with gas BBQ hookup and a side entrance ideal for future basement development. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. This home is perfect for a growing family, and you can sleep well at night knowing you have a brand new home with Alberta new home warranty. Act fast, now that this home is complete and ready for the perfect family, it won't last long! Call to book your private showing today!**

Inclusions: N/A  
Property Listed By: eXp Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











